

**STAFF MEMO**  
**August 3, 2021 Council Work Session**

**DATE:** July 28, 2021

**AGENDA ITEM NUMBER:** 6

**TOPIC:** Workforce Housing Opportunities, Options and Policies

**BACKGROUND/TIME FRAME:**

- On July 7, 2020, the Town Council approved the Employee Housing Lease Agreement for the Town owned Town House.
- On September 15, 2020, the Town Council approved the Employee Down Payment Assistance Program.
- On June 22, 2021, the Summit County Board of County Commissioners approved a resolution proclaiming a workforce housing crisis in Summit County.
- On July 20, 2021, the Council reviewed EQRs and discussed density on the USFS site
- On July 21, 2021, the Summit County Housing Action Initiative took place

**SUMMARY:**

Over the years the Town Council has shown a commitment to the Town's workforce by creating workforce housing and by developing a down payment assistance program. Due to the current housing situation in our community, it was determined to have a discussion on options and policies. The following items are intended to create the dialogue and to determine if the Council would like to pursue these options or any other options.

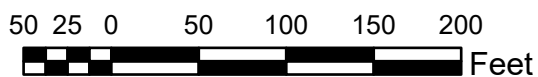
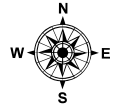
1. Modify the language in the lease for the Town owned Town House to include seasonal Town employees.
2. Appropriate additional funding to the Down Payment Assistance Program
3. Develop a housing stipend for Town employees
4. Build housing for Town employees
  - a. 1 Acre on Piney Acres Circle
  - b. CR 51 straightening with USFS project add additional housing next to Town owned Town House
  - c. Dedicate units of the CR 51 housing project for Town employees
5. Short Term Rentals (STRs)
  - a. Modify zoning code to allow STRs in specific areas
  - b. Cap the percentage of STRs in the overall residential housing stock
  - c. Institute a fee per bedroom to create additional funds to build/buy workforce housing units
6. Buy deed restrictions
7. Waive fees for Accessory Dwelling Units (ADUs)
8. Work with Summit County to extend housing sales tax in order to issue bonds for workforce housing projects

**BUDGET IMPACT:** TBD

**DEPARTMENT HEAD RESPONSIBLE:** Nathan Johnson, Town Manager

**QUESTIONS/INFORMATION REQUESTED FROM COUNCIL:**

- Does the Council have any other ideas, thoughts, or solutions?
- Does the Council wish to move forward with any of the items listed above?
  - If so, does the Council wish to prioritize the top 3 items for staff to focus on?



Date:	06/16/2021
Creator:	N. West